172.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,400 /	714,400
					USE VALUE:	714,400 /	714,400
					ASSESSED:	714,400 /	714,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIANG XIANGDONG &
Owner 2:	BAI LU
Owner 3:	
Street 1:	43 INVERNESS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIU YAN -
Owner 2:	SUN YINGCHUAN -
Street 1:	43 INVERNESS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1971, having primarily Vinyl Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4877.000	318,000		396,400	714,400
Total Card	0.112	318,000		396,400	714,400
Total Parcel	0.112	318,000		396,400	714,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.56 | /Parcel: 364.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113996

GIS Ref

GIS Ref

Insp Date 10/12/18

!13317!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,000	0	4,877.	396,400	714,400		Year end	12/23/2021
2021	101	FV	309,000	0	4,877.	396,400	705,400		Year End Roll	12/10/2020
2020	101	FV	309,000	0	4,877.	396,400	705,400	705,400	Year End Roll	12/18/2019
2019	101	FV	251,500	0	4,877.	390,800	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	251,500	0	4,877.	300,100	551,600	551,600	Year End Roll	12/20/2017
2017	101	FV	251,500	0	4,877.	283,200	534,700	534,700	Year End Roll	1/3/2017
2016	101	FV	251,500	0	4,877.	260,500	512,000	512,000	Year End	1/4/2016
2015	101	FV	246,400	0	4,877.	243,500	489,900	489,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:44:21

LAST REV

Date	Time
04/11/19	17:34:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU YAN,	1496-57		9/2/2016		633,500	No	No		
POMIANEK MICHAE	1354-69		5/29/2008		467,485	No	No		
	1194-14		9/18/1998		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	113996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2018	1899	Insulate	2,333	C				
4/21/2011	311	Re-Roof	3,700					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
3/21/2009	Meas/Inspect	336	PATRIOT
12/15/2008	Measured	197	PATRIOT
12/9/1999	Meas/Inspect	256	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4877		Sq. Ft.	Site		0	70.	1.16	6									396,419						396,400	

Total AC/HA:	0.11196	Total SF/SM:	4877	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,419	Spl Credit		Total:	396,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423456
Depreciation:	105441
Depreciated Total:	318016

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

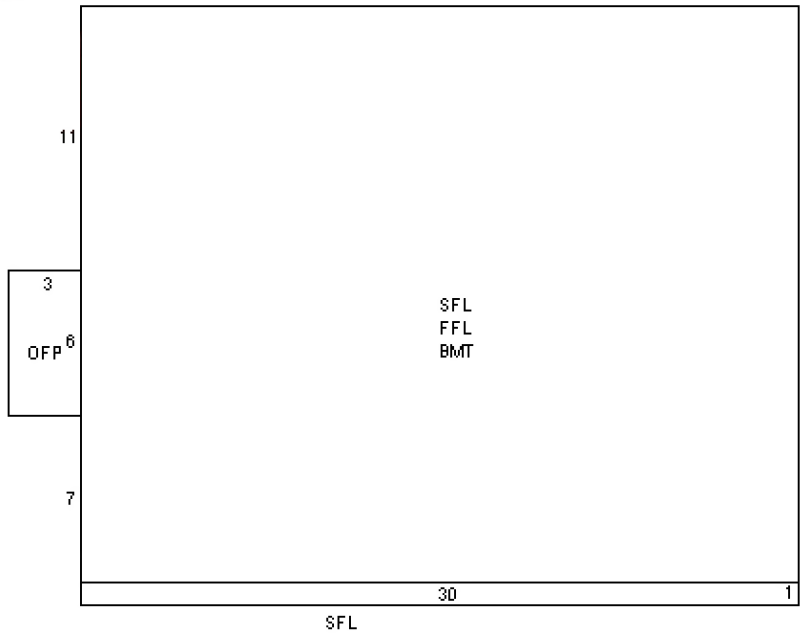
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.98
Special Features:	0	Val/Su Net:	144.02
Final Total:	318000	Val/Su SzAd	216.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	188.980	141,736
BMT	Basement	720	81.750	58,862
FFL	First Floor	720	188.980	136,066
OFP	Open Porch	18	44.000	792

Net Sketched Area:	2,208			Total:	337,456
Size Ad	1470	Gross Area	2208	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	68	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	7X10	A	AV	1990	0.00	T	23.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: